

The Gage County Board of Equalization met on July 21, 2025, at 1:00 p.m. as per public notice given on the county website and in the Beatrice Daily Sun on July 5, 2025, copy of the proof of publication being on file in the County Clerk’s Office. The agenda for all meetings is kept continually current and is available for public inspection at the County Clerk’s Office during normal business hours and was communicated in the advance notice of the meeting. The Board of Equalization has the right to modify the agenda to include items of an emergency nature only, at such public meeting. All of the proceedings shown hereafter were taken while in the convened meeting which was open to the attendance of the public.

Supervisors Rick Clabaugh, Emily Haxby, Erich Tiemann, and Eddie Dorn present. Patti Milligan, County Assessor, present.

Let the record show that all proceedings are electronically recorded.

Chairman Tiemann announced that a complete copy of the Open Meetings Act is posted at the back of the Board of Supervisors Room.

Those who had filed property valuation protests appearing at the meeting to discuss the recommendations being presented to the board on their property valuations were: Steven Pralle, 3984 W St. Hwy 8, Odell NE; Terri Kruse, 25257 S 66th Rd., Beatrice NE; Derek Ronne, 3458 E Chestnut Rd., Pickrell NE; and Jennifer Swanson, 3262 W Cherry Rd., Pickrell NE.

Adams joined meeting at 1:10 p.m.

Parcels with the referee’s recommendation of a change in property valuation were presented to the Board of Equalization as follows:

| | PARCEL | NAME | 2025 VALUE | REQUESTED | RECOMMENDED |
|----|----------|------------------------------|-------------|-------------|-------------|
| 1 | 9409000 | Anderson, Zachary | \$74,900 | \$57,700 | \$56,100 |
| 2 | 246000 | Buss, Walter | \$764,670 | \$747,430 | \$747,065 |
| 3 | 4463101 | Doctor, Allan | \$308,600 | \$0 | \$294,680 |
| 4 | 2020000 | Faulder, Nicholas | \$938,225 | \$752,490 | \$867,105 |
| 5 | 2421100 | Fikar, Laura | \$403,465 | \$342,167 | \$401,330 |
| 6 | 8011000 | Firth Accounting & Tax | \$183,765 | \$146,260 | \$133,852 |
| 7 | 8010000 | Firth Accounting & Tax | \$18,660 | \$5,000 | \$16,148 |
| 8 | 4243200 | Fletcher, Darrick | \$483,960 | | \$414,365 |
| 9 | 3899200 | Folkerts, Bob | \$224,600 | \$142,000 | \$162,740 |
| 10 | 3899100 | Folkerts, Bob | \$210,665 | \$100,000 | \$157,060 |
| 11 | 14678200 | Franz, James | \$345,310 | \$341,280 | \$341,280 |
| 12 | 12090000 | Glynn, Kurt | \$69,925 | \$65,235 | \$65,135 |
| 13 | 4508000 | Hauptmeier, Daniel | \$484,945 | \$352,590 | \$440,220 |
| 14 | 11660000 | Henderson, Dale | \$218,000 | \$155,000 | \$154,585 |
| 15 | 12645501 | Huenink, Joel | \$1,400,820 | \$1,278,020 | \$1,277,990 |
| 16 | 11187000 | Janzen, Tammie | \$159,515 | \$143,560 | \$147,960 |
| 17 | 12535000 | Johnsen, Peggy | \$96,515 | \$85,985 | \$86,546 |
| 18 | 5578100 | Jurgens, Elizabeth Shotkoski | \$143,160 | \$90,000 | \$118,185 |
| 19 | 10656202 | Jurgens, Gary | \$405,270 | \$371,295 | \$396,310 |
| 20 | 15305184 | Knoop, Dianna | \$39,285 | \$10,000 | \$28,305 |
| 21 | 3940100 | Kruse, Steven | \$124,015 | \$40,680 | \$71,865 |
| 22 | 1612000 | Lenners, Casey 1927 CMNB LLC | \$598,180 | \$441,843 | \$578,675 |
| 23 | 13107000 | Lucas, Shirley | \$257,755 | \$218,000 | \$233,455 |
| 24 | 11600106 | Maschmeier, Ronald | \$556,405 | \$510,490 | \$539,665 |
| 25 | 10625011 | McConnell, Norman | \$247,445 | \$225,725 | \$233,220 |
| 26 | 3951000 | Monfelt, Kevin | \$230,225 | | \$215,250 |
| 27 | 4410000 | Pfingsten, Allen | \$132,495 | \$110,725 | \$107,170 |
| 28 | 2607000 | Price, Ronald | \$470,360 | \$418,235 | \$421,770 |
| 29 | 4163000 | Quiet Acres Limited | \$865,755 | \$611,685 | \$807,915 |

| | | | | | |
|----|----------|------------------------|-----------|-----------|-----------|
| 30 | 13549000 | Regier, Gayland | \$24,500 | \$11,750 | \$3,580 |
| 31 | 2331100 | Ronne, Derek | \$436,565 | \$405,688 | \$407,180 |
| 32 | 5782000 | Schmale, Cole | \$312,240 | \$272,240 | \$273,030 |
| 33 | 2192100 | Schroeder, Harlan | \$354,245 | \$249,545 | \$317,085 |
| 34 | 1925100 | Stein, Loreene & Roger | \$235,790 | \$222,105 | \$189,650 |
| 35 | 2342000 | Stewart, Delores | \$173,770 | \$149,140 | \$137,025 |
| 36 | 5220000 | Stiefvater, Jeffry | \$302,415 | \$228,725 | \$300,955 |
| 37 | 14191100 | Urbaschek, Dawn | \$153,555 | \$86,458 | \$132,510 |
| 38 | 11870000 | Wolken, Larry | \$281,430 | \$227,780 | \$235,670 |
| 39 | 1467000 | Wollenburg, Herbert | \$241,230 | \$54,765 | \$238,120 |
| 40 | 6734000 | Woodyard, John | \$158,160 | \$110,700 | \$126,000 |
| 41 | 7586000 | Yohe, John | \$7,500 | \$500 | \$500 |

Motion made by Haxby, seconded by Adams to approve the changes in property valuation as presented. Motion carried 5-0.

Parcels with the referee's recommendation of no change in property valuation were presented to the Board of Equalization as follows:

| | PARCEL | NAME | 2025 VALUE |
|----|----------|--|--------------|
| 1 | 5449000 | Acton, Timothy & Darla | \$296,235 |
| 2 | 9296000 | AHL Bros Properties LLC | \$600,625 |
| 3 | 3964100 | Bloodworth, Craig & Carol Keller | \$415,040 |
| 4 | 11043000 | Brown, Susan | \$154,415 |
| 5 | 11503000 | Cawthra, Martin & Heather | \$260,770 |
| 6 | 15152000 | Corey, Mary | \$89,025 |
| 7 | 13699000 | Dworak, Matthew & Munn, Laura | \$203,295 |
| 8 | 6542101 | E Energy Adams, LLC | \$24,915,820 |
| 9 | 11643215 | Flahive, Roger (Moonraker Mining) | \$78,435 |
| 10 | 2157000 | Gallington, Patty | \$104,785 |
| 11 | 11646101 | Harms, Tracey | \$338,670 |
| 12 | 9521000 | Hayes, DeEtta | \$43,395 |
| 13 | 9282000 | Huenink, Joel | \$47,905 |
| 14 | 13398000 | Lagree, Steven | \$170,265 |
| 15 | 14021000 | Lofing, Monte & Nelida | \$178,475 |
| 16 | 14753000 | Maschmeier, Ronald | \$301,035 |
| 17 | 11513000 | Maschmeier, Ronald | \$210,845 |
| 18 | 5064000 | Norris, Tracy | \$459,755 |
| 19 | 5064100 | Norris, Tracy | \$7,030 |
| 20 | 4817000 | Pralle, Steve & Ruth | \$220,510 |
| 21 | 3928200 | Sanders, Sylvia J Trustee | \$332,510 |
| 22 | 15077514 | Schafer, Andrea | \$631,745 |
| 23 | 2270000 | Schroeder, Harlan E Trustee | \$1,120,710 |
| 24 | 4114000 | Siefkes, Dean & Andrea | \$796,715 |
| 25 | 1143000 | Stienmeyer Farms LLC | \$1,111,360 |
| 26 | 2817100 | Swanson, Robert & Jennifer | \$419,540 |
| 27 | 11831000 | Umphenour, Mark & Libby | \$95,515 |
| 28 | 10235000 | Vanlaningham, Mandy | \$171,125 |
| 29 | 12848000 | Woodyard, John | \$99,375 |
| 30 | 12409601 | Works, Mike (Irving Street Apartments) | \$8,798,575 |

Motion made by Dorn, seconded by Haxby to approve the no changes in property valuation as presented. Motion carried 5-0.

Chairman declared Board of Equalization adjourned at 2:13 p.m. until July 22, 2025 for action on additional property valuation protests.

/s/ Dawn Hill
Dawn Hill
Gage County Clerk

/s/ Erich Tiemann
Erich Tiemann, Chairman
Gage County Board of Equalization

I, Dawn Hill, County Clerk of Gage County, do hereby certify that the above records are true and accurate to the best of my knowledge.

Witness my hand and official seal this

(SEAL)

/s/ Dawn Hill
Dawn Hill
Gage County Clerk